

ATTACHMENT D: City of Issaquah Comprehensive Plan

Land Use

LAND USE GOAL L-1: Establish a pattern of development that maintains and enhances the quality of life within the community and sets the framework for a sustainable community by addressing environmental, economic and social issues by:

L-1.1 Protecting Issaquah's natural environment and scenic beauty;

L-1.2 Creating a diversity of high quality places to live, work, shop and recreate;

L-1.3 Providing for active public participation;

L-1.4 Requiring provision of the City's level of service for public services and public facilities and concurrent transportation facilities as a requirement of development approval

within the City's Urban Growth Area;

L-1.5 Requiring multi-modal transportation as a key to a successful land use pattern which emphasizes pedestrian orientation, supports transit service, reduces the consumption of land and concentrates development;

L-1.6 Annexing areas within the City's Urban Growth Area to ensure compatibility with City standards and development regulations while providing for provision of the City's level of service for public services, public facilities and concurrent transportation facilities.

OBJECTIVE L-1: Natural Environment and Amenities: Land uses within the City shall maintain and enhance the natural environment and amenities of the City and surrounding area.

Policy L-1.1 Maintain and enhance the natural environment: The Land Use Code shall maintain and enhance the natural environment and amenities to:

1.1.2 Require clustering of buildings within developments to provide the maximum consolidated pervious surface, open space, efficient extension of urban services, and protection of critical areas and their buffers;

1.1.3 Preserve the natural forested character of Issaquah by:

1.1.3.4 Limiting the clearing/grading, size of development and the number of buildings within clusters permitted on hillsides to preserve the forested hillside view from the valley

1.1.3.5 Minimizing tree disturbance and clearing during site preparation;

1.1.3.6 Encouraging the retention of open space on steep slopes, promontories, ridgelines and summits;

1.1.3.7 Encouraging the retention of forested linear open space corridors running from the valley floor;

1.1.3.8 Balancing the use of minimal grades to minimize visual impacts on roadway and utility corridors with the desire to minimize vegetative clearing and with other environmental goals;

1.1.3.9 Promoting the use of colors and textures which blend with the natural setting;

1.1.6 Consider off-site transfer of development rights, on-site density transfers and variances to protect the property rights of landowners with critical areas; and as an incentive for protecting forested hillsides that are not defined as “steep slopes” by the Land Use Code;

1.1.7 Prohibit the inappropriate conversion of undeveloped land into sprawling, low density development through clustering uses and structures, on-site density transfers, and considering the establishment of minimum densities;

1.1.8 Require protection of critical areas. “Critical Areas” include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas, as defined in RCW 36.70A.030 (5);

1.1.8.2 Maintain adequate forested and vegetative buffers along critical areas, riparian areas and fish and wildlife habitat areas

1.1.8.3 Critical Area protection shall include measures for a net improvement in Critical Area functions in the review of new development and for re-development.

1.1.8.4 Include aquifer recharge areas as an element of the critical areas, riparian areas and fish and wildlife habitat areas.

1.1.8.5 Include aquifer recharge areas as an element of the critical area regulations and require stormwater infiltration.

1.1.9 Work with the appropriate jurisdictions to address issues related to water levels of the North Fork of Issaquah Creek in the summer months.

1.1.10 Implement the critical areas regulations by focusing future growth in the following:

1.1.10.1 Areas with no or minimal environmentally critical areas;

1.1.10.2 Vacant platted lots in areas with existing public facilities;

1.1.10.3 Areas where infill and redevelopment can occur with less environmental impacts due to the degree of existing development; and

1.1.10.4 Areas where clustering development can protect environmentally critical lands.

Policy L-1.2 Balance: Balance urban development and the health and safety of citizens against the value associated with the protection of the natural environment, significant trees and environmentally critical areas;

1.2.3 Ensure that all development is consistent with the City's vision through the implementation of the Land Use Code, critical areas regulations and other development regulations.

Policy L-1.4 Mountains to Sound Greenway: Support the goals of the Mountains to Sound Greenway Project.

OBJECTIVE L-3: Neighborhoods: The City's residential areas shall reflect a variety of neighborhood types, lifestyles and community amenities.

OBJECTIVE L-5: Regional Coordination and Annexation: Use the Countywide Planning Policies as a basis for regional coordination and land use decisions. Pursue the annexation of the City's Potential Annexation Areas to accommodate the City's projected growth, apply the City's development and environmental regulations, and provide efficient services to the Issaquah community.

Policy L-5.1: Coordination:

5.1.1 Adjacent Rural Areas: Work with King County, the City of Sammamish, and the State of Washington to ensure that the Black Nugget Road, Issaquah Highlands, and Tradition Plateau Hillside rural areas maintain their rural character in perpetuity.

Transportation

TRANSPORTATION GOAL A. Coordinate land use and transportation;

TRANSPORTATION GOAL B. Link development and transportation improvements;

Policy T-2 Coordinate land use planning with public transportation service to provide opportunities that reduce transportation demand City-wide.

Policy T-5 Incorporate transit supportive and multimodal/non-motorized friendly design features in new development through the development review process.

TRANSPORTATION GOAL C. Safely and efficiently connect all modes of transportation throughout the City;

TRANSPORTATION GOAL D. Support alternative modes of transportation;

Policy T-19 Ensure regional transit facilities provide safe and convenient access for transit vehicles, automobiles, bicycles and pedestrians.

Policy T-20 Transit Supportive and Nonmotorized/Multimodal Friendly Design

Policy T-27 Require new or redeveloping properties to design and build bicycle/pedestrian corridors that maximize the use of non-motorized transportation alternatives.

Policy T-30 Ensure public safety by maintaining bicycle and pedestrian facilities.

TRANSPORTATION GOAL E. Optimize the value of transportation investments and resources;

TRANSPORTATION GOAL F. Maintain and improve the existing transportation infrastructure;

TRANSPORTATION GOAL G. Collaborate with Issaquah's neighboring municipalities, King County, and other agencies to address regional impacts and issues, and;

TRANSPORTATION GOAL H. Reduce dependency on single occupancy vehicles (SOV).

Policy T-6 Develop and implement and continue to monitor transportation demand management regulations and strategies that address the following factors

- Parking
- Services to increase high-occupancy vehicle (HOV) use
- Fully utilize HOV lanes
- Increased participation in Commute Trip Reduction (CTR) programs
- Increased public awareness of available travel alternatives

Utilities and Public Services

UTILITIES AND PUBLIC SERVICES GOAL 1. Facilitate the development of all utilities and public services at the appropriate levels of service to accommodate Issaquah's planned growth.

OBJECTIVE U-1: Service Provision. Ensure that utility services are available to support development that is consistent with the Land Use Plan.

Policy U-1.1 Conservation: Implement conservation efforts to address the need for adequate supply of electrical energy and water resources, to protect natural resources and achieve improved air quality. Efforts should include, but are not limited to, public education, water reuse and reclamation, low impact development techniques, use of native and/or drought resistant landscaping, low flow shower heads, conservation credits, and energy efficiency in new and existing buildings.

OBJECTIVE U-2: Water. Provide for the City's long term water needs by: protecting the aquifer, providing reliable levels of service, including water for domestic use and fire protection, and ensuring future water supplies by pursuing additional sources, as well as conservation and reuse measures.

Policy U-2.14 Sustainable Development and Best Available

Conservation Technology. Design, develop, construct, operate, and maintain new development in such a manner as to provide for efficient and non-wasteful use of water that incorporates the best available water conservation technology prevailing at the time of development.

OBJECTIVE U-3: Sewer. Provide and maintain a sanitary sewer collection system that protects public health and safety and water quality through implementation of the policies within the Comprehensive Sewer Plan Update (10/92 and subsequent updates).

OBJECTIVE U-4: Storm Water. Manage the quantity and quality of storm water runoff to protect public health and safety, surface and groundwater quality, and natural drainage systems through implementation of the Comprehensive Floodplain and Drainage Management Plan (1/93 and subsequent updates) policies.

Policy U-4.1 Design and permitting

4.1.2 Storm drainage facilities shall be designed to:

- 4.1.2.1** Minimize potential erosion and sedimentation;
- 4.1.2.2** Encourage retention of natural vegetation;
- 4.1.2.3** Infiltrate stormwater wherever feasible;

4.1.2.4 Maintain stream base flows;

4.1.2.5 Preserve natural drainage systems such as rivers, streams, lakes, and wetlands; and

4.1.2.6 Provide adequate capacity for future planned growth consistent with the Comprehensive Plan.

Policy U-4.6 Land Use and Critical Area Regulations

4.6.1 Regulate the location and characteristics of new development to reduce impacts on “Critical Areas” include the following areas and ecosystems:

(a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas using methods such as:

4.6.1.1 Encourage development proposals that incorporate stormwater design principles of low impact development;

4.6.1.2 Support development of land use regulations that promote open space retention and reduce impervious surface areas to lessen stormwater impacts and improve aquifer recharge;

OBJECTIVE U-5: Police and Fire Protection. Provide for the City's current and future police and fire protection and emergency medical service needs by evaluating the effect that growth and land use decisions will have on these services and ensuring that adequate provisions are made to accommodate the demands of new development.

OBJECTIVE U-6: Private Utilities. Coordinate City land use and utility facility planning to ensure consistency, as well as enable utility service providers to meet public service obligations.

Policy U-6.3 Alternative Technologies. Facilitate the conversion to cost effective and environmentally sensitive alternative technologies and energy sources by:

6.3.1 Facilitating/encouraging conservation of resources by conserving the use of electric energy and fuel in facilities, and adopting practical and cost effective energy building codes.

6.3.2 Encouraging the public to conserve electrical energy through public education.

Parks and Recreation

PARKS AND RECREATION GOAL: Foster and support the stewardship of human and natural resources throughout our community, in the form of Parks, Open Space and Recreation, to serve the variety of needs for the residents of Issaquah and the surrounding area.

OBJECTIVE P-1: Balanced Needs: The City's adopted *Parks, Recreation, Trails and Open Space Plan* shall be used to ensure that development of parks is balanced with environmental protection. The City shall promote and protect environmental quality, open space and wildlife habitat, and multiuse recreational opportunities.

Policy P-1.4 Recreation and Habitat: When providing recreational facilities ensure that these facilities are consistent with and do not adversely affect the preservation and protection of wildlife habitat areas.

OBJECTIVE P-3: Visual Environment: Preserve and enhance the beauty of the City of Issaquah through the parks and open spaces that make up the City's park system.

Policy P-3.1 Visual Relief and Tranquility: Bring visual relief and tranquility to mitigate the

impacts of the urban environment, including noise, traffic, concrete, and congestion, through the use of maintained parkways including street trees, gardens, lawns, woods, and water through the park system.

Policy P-3.4 Scenic Visual Resources: Preserve the quality of surrounding scenic and visual resources provided by the natural open space areas, such as the "Issaquah Alps."

OBJECTIVE P-5: Accessibility: Make the City of Issaquah's park system easily accessible for as many recreational users as possible.

Policy P-5.1 Active and Passive Park Facilities: Make both active and passive park facilities available to as many persons as possible. Where appropriate, provide multi-use recreational opportunities at park facilities consistent with the intended use of the particular park facilities.

OBJECTIVE P-7: Acquisition and Development: Acquire land for future parks, trails and trail connections and natural open space when such lands are available and affordable, to meet present and future community and user demands and needs.

OBJECTIVE P-8: Partnerships: Continue, or create where beneficial to the public, partnerships with local, state, and regional agencies, the Issaquah School District, businesses, developers, non-profit organizations, user groups and neighborhood groups in order to provide and to assist in the management and maintenance of parks, open space, recreation facilities, services and security.

Policy P-8.1 Partnerships with Developers: Developers shall mitigate or offset the impacts of their new development by providing parkland and park facilities, and/or payment of impact fees in lieu of such land or facilities, through the process established by the City. In the commercial areas of the City, developers shall mitigate by providing public spaces and facilities such as plazas, courtyards, and pedestrian connections, and/or payment of impact fees in lieu of such land or facilities, through the process established by the City.

Economic Vitality

ECONOMIC VITALITY GOAL: Enhance Issaquah's quality of life through balanced economic vitality strategy.

OBJECTIVE EV-1: Quality of Life. Maintain and enhance Issaquah's quality of life through: Level of Service (LOS) standards; transportation concurrency; protection of the natural environment; maintenance of hillside views; and accessibility to the natural environment. In order to sustain our community's future

success, the City also seeks to provide the following quality of life requirements: good schools; local government that is efficient and works with business; government that provides high quality services and excellent infrastructure; affordable and quality housing; child care services; high quality natural environment and recreational facilities, diverse cultural resources, as well as a multicultural population with an international perspective.

Policy EV-1.1 Plan Review to preserve Quality of Life. Review and amend as necessary Issaquah's plans, policies and regulations to preserve important features of Issaquah's quality of life and:

- 1.1.1** Require non-motorized corridors connecting parks, creeks, Lake Sammamish and other natural amenities. The City shall also identify mechanisms to provide funding for acquisition and maintenance of these corridors;
- 1.1.2** Implement the Critical Areas Regulations;
- 1.1.3** Limit the size of cluster development on hillsides so that the primarily forested hillside view from the valley is maintained;
- 1.1.4** Require commute trip reduction and provide incentives to decrease the dependence on single occupancy vehicles (SOVs);
- 1.1.5** Create transportation alternatives to SOV, consistent with the Transportation Element policies; and
- 1.1.6** Pursue quality of life requirements (listed in Objective EV-1) upon which the City has influence.

OBJECTIVE EV-2: Encourage Local Economic Vitality. Increase the local economic vitality by promoting and encouraging a diversity of goods and services and employment opportunities within the City.

Policy EV-2.1 Develop Community Benefits. Encourage businesses and real estate development that address local demand for employment, shopping, business, and medical services while sustaining the existing quality of life. Consider incentives such as density bonuses, administrative review and/or parking credits for businesses that provide community benefits such as:

- 2.1.1** Higher than average wage jobs;
- 2.1.2** Over 60% of employees who are telecommuting;
- 2.1.3** High tech jobs or services;
- 2.1.4** Start-up incubator companies;
- 2.1.5** Specialized or higher education and employee training;
- 2.1.6** Medical services;
- 2.1.7** Small neighborhood retail operations that provide pedestrian access to "Mom & Pop" convenience shopping or child care;
- 2.1.8** Street vendors in designated areas; and,
- 2.1.9** Affordable housing.

OBJECTIVE EV-3: Concurrency. Plan new development such that adequate public facilities are available to serve new development without decreasing existing community services.

Policy: 3.6.3 Natural System Aspects of Arterials: Implementation of arterial design and land use decision processes shall also consider:

3.6.3.3 Critical Areas: Minimize impacts to all environmental critical areas. “Critical Areas” include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

3.6.3.4 Water: Avoid harmful disruptions of flood plains, creeks and tributaries.

3.6.3.5 Water Systems: Provide water and ground water systems equal to adopted standards.

3.6.3.6 Street Features: Provide street features that will functionally meet adopted city street standards.

3.6.3.7 Surface water and ground water. Provide for treatment and percolation into the ground water for the full length of the road, as arterials will collect surface water from several locations and convey that water to common points.